

Ross Center

Evansville, IN

2407 Washington Av

- Intersection of Washington Av and Boeke Rd
- Neighborhood center
- Heavily populated by residential
- Varied tenant mix
- GLA: 31,492 Sq. Ft.
- Traffic Count: 19,381/ADT

2005 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	17,197	79,663	120,190
Median Age	35.4	36.0	37.3
Number of Households	7,187	34,540	51,931
Median Household Income	\$40,014	\$35,274	\$37,020
Average Household Income	\$51,058	\$46,262	\$49,048
Race:			
White	88.9%	80.0%	84.4%
Black	7.8%	16.4%	12.2%
Other	3.3%	3.6%	3.4%



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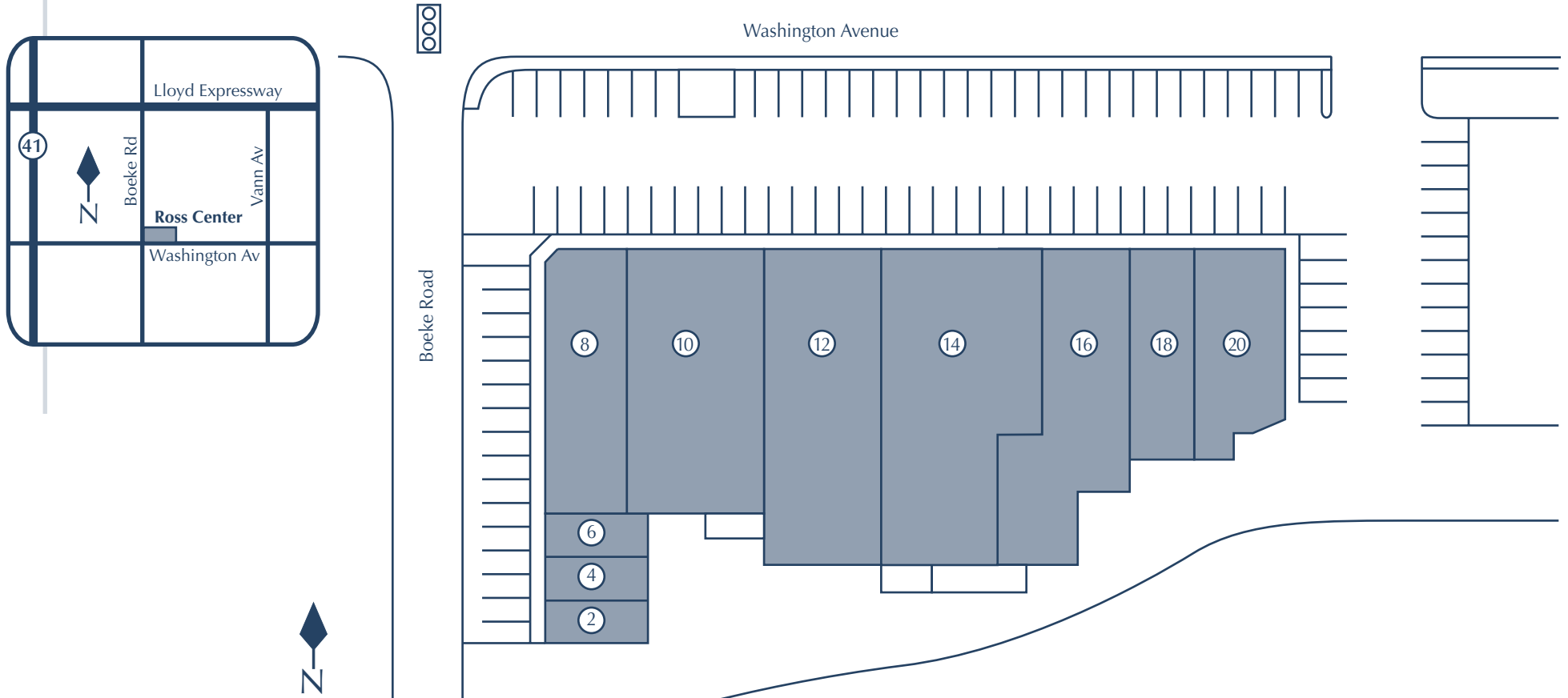


REGENCY
PROPERTIES
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Ross Center

Vanderburgh County
2407 Washington Av, Evansville, Indiana 47714



Tenants

- | | |
|---|---|
| (2) Roy's Shoe Service (650 Sq.Ft.) | (12) Glidden Professional Paint Center (5,201 Sq.Ft.) |
| (4) All Dogs R Spoiled (650 Sq.Ft.) | (14) Book & Music Exchange (6,564 Sq.Ft.) |
| (6) AVAILABLE 650 Sq. Ft. (16.3' X 40') | (16) AVAILABLE 5,300 Sq. Ft. (40' X 132.5' Irreg.) |
| (8) AVAILABLE 2,489 Sq. Ft. (26' X 96' Irreg.) | (18) BoRic's (1,980 Sq.Ft.) |
| (10) Noble Romans' Pizza (5,000 Sq.Ft.) | (20) AVAILABLE 2,720 Sq. Ft. (41' X 96' Irreg.) |



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